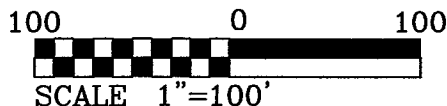
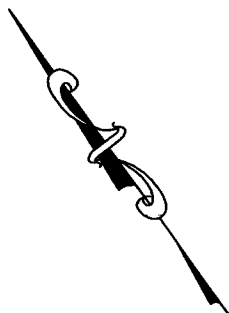


# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 71

0.688-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



T1	S 31°39' E	21.4'
T2	S 23°59' E	19.9'
T3	S 79°01' E	42.8'
T4	N 65°28'01"W	65.26'
T5	N 49°27'52"W	13.67'

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING WATER LINE EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 99001, AT PAGE 1633 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

See sheet 2 of 3 of this document for easement connections.

**POINT OF BEGINNING**

N=7,004,529.00  
E=2,556,392.84

C. M. = Control Monument  
SRF = Steel Rod Found  
MON = City of Dallas Concrete Monument found  
RDS = 5/8-Inch Steel Rod w/"R-DELTA ENGINEERS" cap set  
NAVD88 = North American Vertical Datum of 1988  
GPS = Global Positioning Satellites  
D.R.D.C.T. = Deed Records of Dallas County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

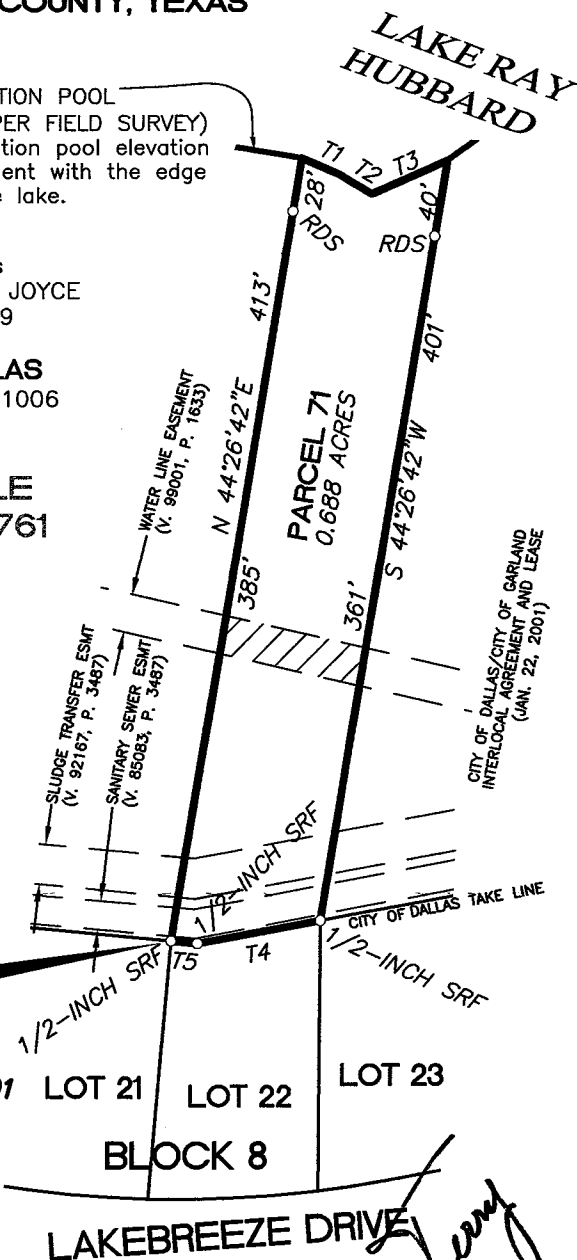
Elevations shown based on NAVD88 determined by GPS from City of Garland Control.

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation may not be coincident with the edge of the water in the lake.

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

**JOHN LITTLE  
SURVEY A-761**

**THE SHORES OF  
EASTERN HILLS No. 3**  
VOL. 2000116, PG. 2791  
D.R.D.C.T.



**PARCEL 71**

OCT 2007

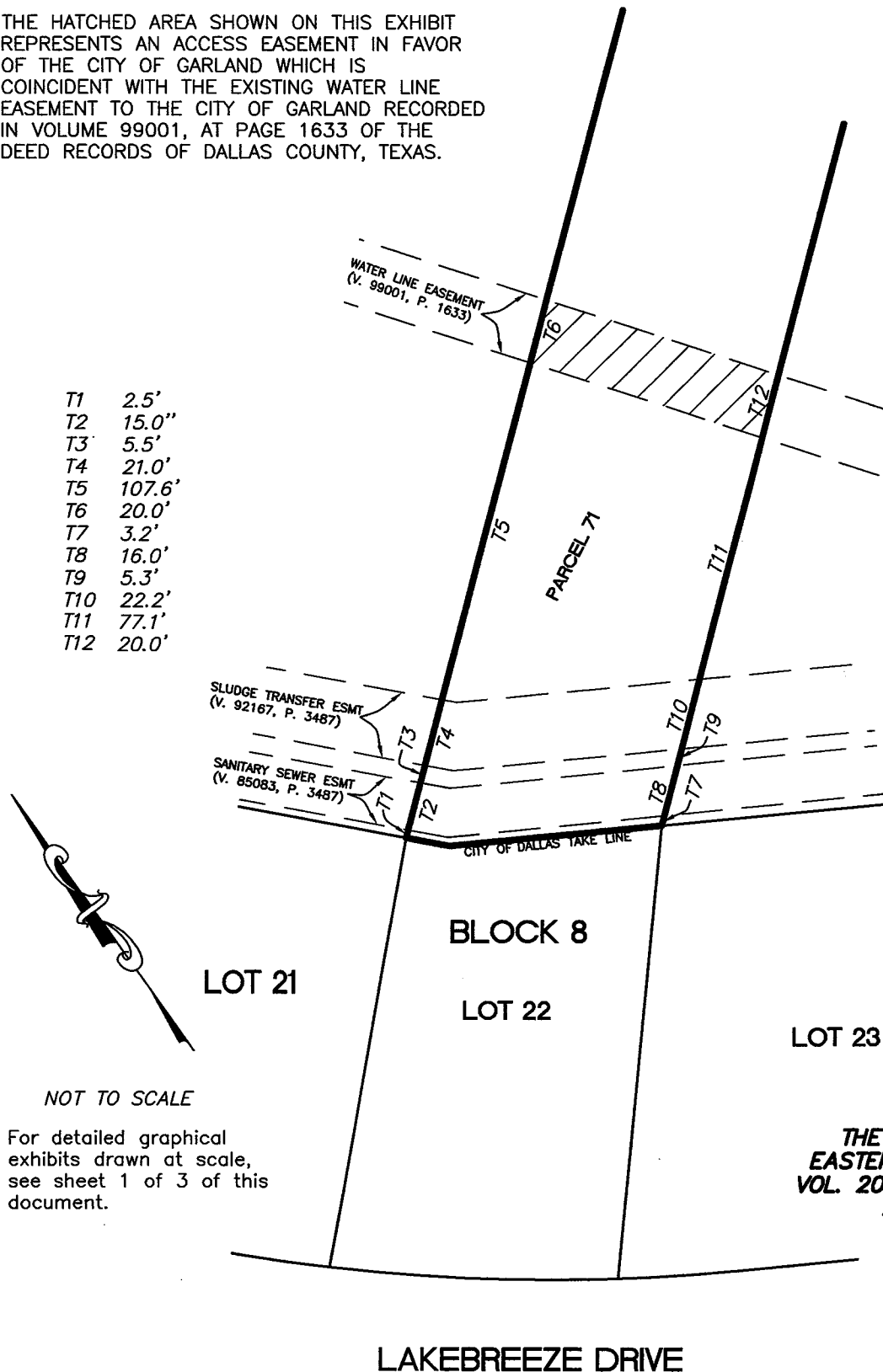
Project No.: 1087-02

Sheet 1 of 3

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 71

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING WATER LINE EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 99001, AT PAGE 1633 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

T1	2.5'
T2	15.0"
T3	5.5'
T4	21.0'
T5	107.6'
T6	20.0'
T7	3.2'
T8	16.0'
T9	5.3'
T10	22.2'
T11	77.1'
T12	20.0'



Sheet 2 of 3

**PARCEL 71**

JUNE 2007

Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 71

BEING, a 0.688-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 22, Block 8 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,529.00 E. 2,556,392.84);

THENCE North 44°26'42" East departing said northeast line of Lot 22, passing at a distance of 385 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 28 feet for a total distance of 413 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following three calls;

1. South 31°39' East for a distance of 21.4 feet;
2. South 23°59' East for a distance of 19.9 feet;
3. South 79°01' East for a distance of 42.8 feet;

THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 40 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 361 feet for a total distance of 401 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 22;

THENCE North 65°28'01" West with a northeast line of said Lot 22 for a distance of 65.26 feet to a 1/2-inch steel rod found;

THENCE North 49°27'52" West with a northeast line of said Lot 22 for a distance of 13.67 feet to the POINT OF BEGINNING;

CONTAINING 0.688-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



PARCEL 71

OCT 2007

Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
\*-----

LOT 22

Bearing	Distance
N 44°26'42"E	413.00
S 31°38'32"E	21.42
S 23°58'40"E	19.86
S 79°01'22"E	42.83
S 44°26'42"W	401.01
N 65°28'01"W	65.26
N 49°27'52"W	13.67

Perimeter: 977.06

Approx: Sq. Feet: 29988 Acres: 0.688 /

Correct Ending Coordinates, North: 7005027.3824 East: 2556561.1025

Ending Coordinates, North: 7005027.3864 East: 2556561.0948

Error, N: 0.00 E: -0.01 Total: 0.01 Brg: S 62°37'00"E

Distance Traversed: 977.06 Closure: 112826

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 72

0.751-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LAKE RAY  
HUBBARD

T1 S 80°55' E 13.9'  
T2 S 56°20' E 21.8'  
T3 S 45°52' E 46.2'

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

JOHN LITTLE  
SURVEY A-761

See sheet 2 of 3 of  
this document for  
easement connections.

100 0 100  
SCALE 1"=100'

**POINT OF  
BEGINNING**

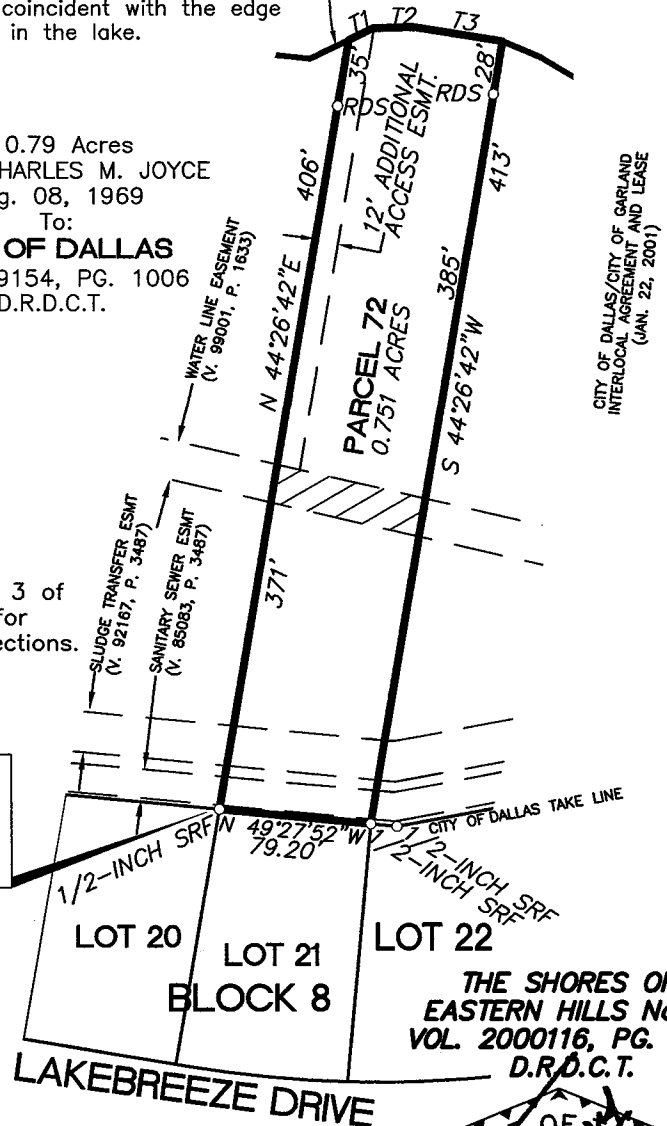
N=7,004,589.34  
E=2,556,322.28

C. M. = Control Monument  
SRF = Steel Rod Found  
MON = City of Dallas Concrete  
Monument found  
RDS = 5/8-Inch Steel Rod w/"R-DELTA  
ENGINEERS" cap set  
NAVD88 = North American Vertical  
Datum of 1988  
GPS = Global Positioning Satellites  
D.R.D.C.T. = Deed Records of Dallas  
County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas  
Coordinate System of 1983 and were established from City of Garland GPS  
Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of  
Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084).  
Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at  
GPS Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.



THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.



Oct. 18, 2007

Sheet 1 of 3

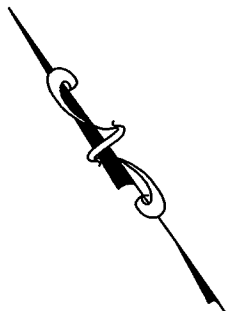
PARCEL 72

OCT 2007

Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 72

LAKE RAY  
HUBBARD



NOT TO SCALE

For detailed graphical  
exhibits drawn at scale,  
see sheet 1 of 3 of this  
document.

- T1 2.1'
- T2 15.0"
- T3 5.8'
- T4 21.0'
- T5 117.9'
- T6 20.0'
- T7 2.5'
- T8 15.0"
- T9 5.5'
- T10 21.0'
- T11 107.6'
- T12 20.0'

WATER LINE EASEMENT  
(V. 99001, P. 1633)

12' ADDITIONAL  
ACCESS ESMT.

PARCEL 72

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.

LOT 20

BLOCK 8  
LOT 21

LOT 22

CITY OF DALLAS LAKE LINE

Sheet 2 of 3

PARCEL 72

JUNE 2007

Project No.: 1087-02

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 72

BEING, a 0.751-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 21, Block 8 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,589.34 E. 2,556,322.28);

THENCE North 44°26'42" East departing said northeast line of Lot 21, passing at a distance of 371 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 35 feet for a total distance of 406 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following three calls;

1. South 80°55' East for a distance of 13.9 feet;
2. South 56°20' East for a distance of 21.8 feet;
3. South 45°52' East for a distance of 46.2 feet;

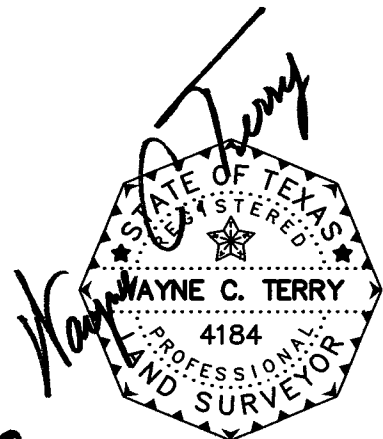
THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 28 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 385 feet for a total distance of 413 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 21;

THENCE North 49°27'52" West with a northeast line of said Lot 21 for a distance of 79.20 feet to the POINT OF BEGINNING;

CONTAINING 0.751-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



Sheet 3 of 3

PARCEL 72

OCT 2007

Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
\*-----  
LOT 21

Bearing	Distance
N 44°26'42"E	406.00 ✓
S 80°55'16"E	13.94 ✓
S 56°19'44"E	21.82 ✓
S 45°51'41"E	46.20 ✓
S 44°26'42"W	413.00 ✓
N 49°27'52"W	79.20 ✓

Perimeter: 980.16

Approx: Sq. Feet: 32694 Acres: 0.751 ✓

Correct Ending Coordinates, North: 7005078.8469 East: 2556500.9212

Ending Coordinates, North: 7005078.8459 East: 2556500.9155

Error, N: -0.00 E: -0.01 Total: 0.01 Brg: N 79°45'05"E

Distance Traversed: 980.16 Closure: 168330



# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 73

0.717-ACRE TRACT OF LAND

BEING SITUATED IN THE

JOHN LITTLE SURVEY, A-761

CITY OF DALLAS, DALLAS COUNTY, TEXAS

LIMIT OF CONSERVATION POOL

(ELEVATION 435.5 PER FIELD SURVEY)

NOTE: The conservation pool elevation may not be coincident with the edge of the water in the lake.

LAKE RAY  
HUBBARD

T1	N 85°52' E	34.2'
T2	S 63°27' E	18.1'
T3	S 48°50' E	21.9'
T4	S 80°55' E	22.5'

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969

To:

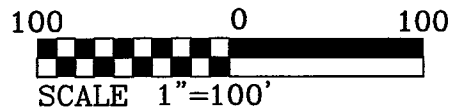
CITY OF DALLAS

VOL. 69154, PG. 1006  
D.R.D.C.T.

THE HATCHED AREA SHOWN ON THIS EXHIBIT REPRESENTS AN ACCESS EASEMENT IN FAVOR OF THE CITY OF GARLAND WHICH IS COINCIDENT WITH THE EXISTING WATER LINE EASEMENT TO THE CITY OF GARLAND RECORDED IN VOLUME 99001, AT PAGE 1633 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

JOHN LITTLE  
SURVEY A-761

See sheet 2 of 3 of  
this document for  
easement connections.



POINT OF  
BEGINNING

N=7,004,641.46  
E=2,556,261.34

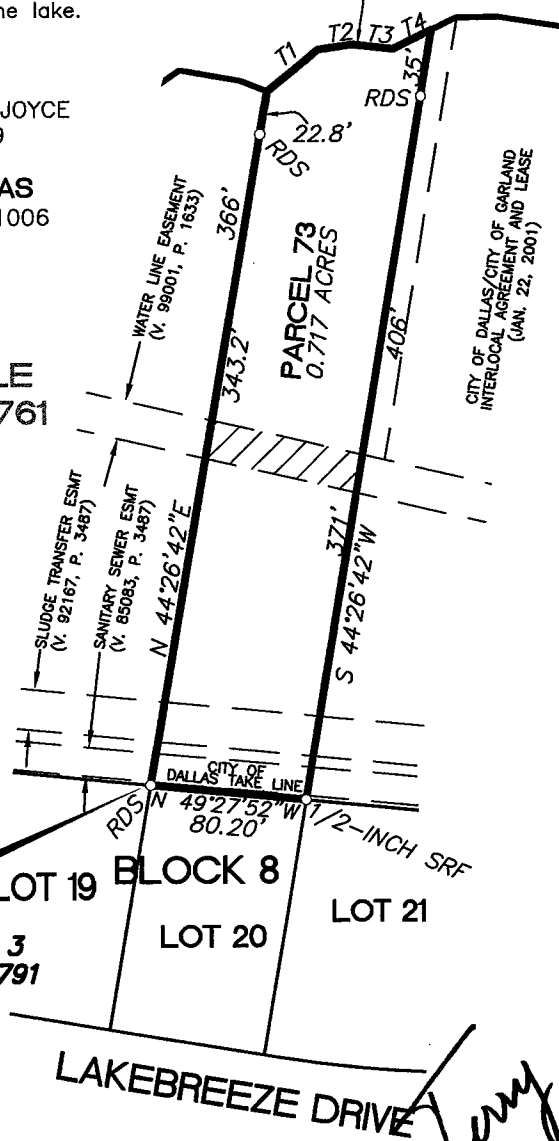
THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.

C. M. = Control Monument  
SRF = Steel Rod Found  
MON = City of Dallas Concrete  
Monument found  
RDS = 5/8-Inch Steel Rod w/"R-DELTA  
ENGINEERS" cap set  
NAVD88 = North American Vertical  
Datum of 1988  
GPS = Global Positioning Satellites  
D.R.D.C.T. = Deed Records of Dallas  
County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.



Sheet 1 of 3

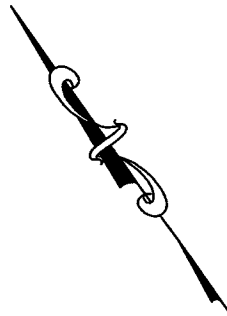
PARCEL 73

OCT 2007

Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 73

LAKE RAY  
HUBBARD



NOT TO SCALE

For detailed graphical  
exhibits drawn at scale,  
see sheet 1 of 3 of this  
document.

T1	1.7'
T2	15.0"
T3	6.2'
T4	21.0'
T5	128.4'
T6	20.0'
T7	2.1'
T8	15.0"
T9	5.8'
T10	21.0'
T11	117.9'
T12	20.0'

WATER LINE EASEMENT  
(V. 99001, P. 1633)

12' ADDITIONAL  
ACCESS ESMT.

PARCEL 73

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND  
RECORDED IN VOLUME 99001, AT PAGE 1633  
OF THE DEED RECORDS OF DALLAS COUNTY,  
TEXAS.

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.

BLOCK 8

LOT 19

LOT 20

LOT 21

Sheet 3 of 3

PARCEL 73

JUNE 2007

Project No.: 1087-02

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 73

BEING, a 0.717-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set at the northwest corner of Lot 20, Block 8 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,641.46 E. 2,556,261.34);

THENCE North 44°26'42" East departing said northeast line of Lot 20, passing at a distance of 343.2 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 22.8 feet for a total distance of 366 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following four calls;

1. North 85°52' East for a distance of 34.2 feet;
2. South 63°27' East for a distance of 18.1 feet;
3. South 48°50' East for a distance of 21.9 feet;
4. South 80°55' East for a distance of 22.5 feet;

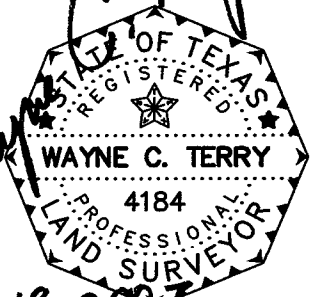
THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 35 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 371 feet for a total distance of 406 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 20;

THENCE North 49°27'52" West with a northeast line of said Lot 20 for a distance of 80.20 feet to the POINT OF BEGINNING;

CONTAINING 0.717-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

*Wayne C. Terry*  
  
*Oct. 18, 2007*  
Sheet 3 of 3

PARCEL 73

OCT 2007

Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
\*-----

LOT 20

Bearing	Distance
N 44°26'42"E	366.01✓
N 85°51'45"E	34.20✓
S 63°27'05"E	18.05✓
S 48°50'03"E	21.90✓
S 80°55'16"E	22.49✓
S 44°26'42"W	406.00✓
N 49°27'52"W	80.20✓

Perimeter: 948.85

Approx: Sq. Feet: 31254 Acres: 0.717✓

Correct Ending Coordinates, North: 7005130.9628 East: 2556439.9781

Ending Coordinates, North: 7005130.9658 East: 2556439.9838

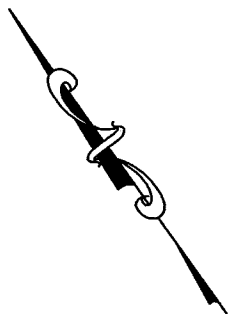
Error, N: 0.00 E: 0.01 Total: 0.01 Brg: S 62°25'28"W

Distance Traversed: 948.85 Closure: 146724

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

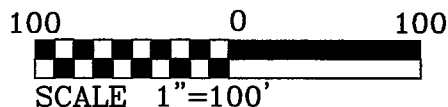
## PARCEL 74

0.674-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LAKE RAY  
HUBBARD

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.



T1	S 44°58' E	19.5'
T2	EAST	20.2'
T3	S 45°01' E	31.4'
T4	S 33°23' E	15.0'

### JOHN LITTLE SURVEY A-761

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

See sheet 2 of 3 of  
this document for  
easement connections.

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

### POINT OF BEGINNING

N=7,004,693.57  
E=2,556,200.40

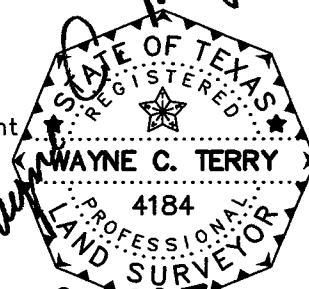
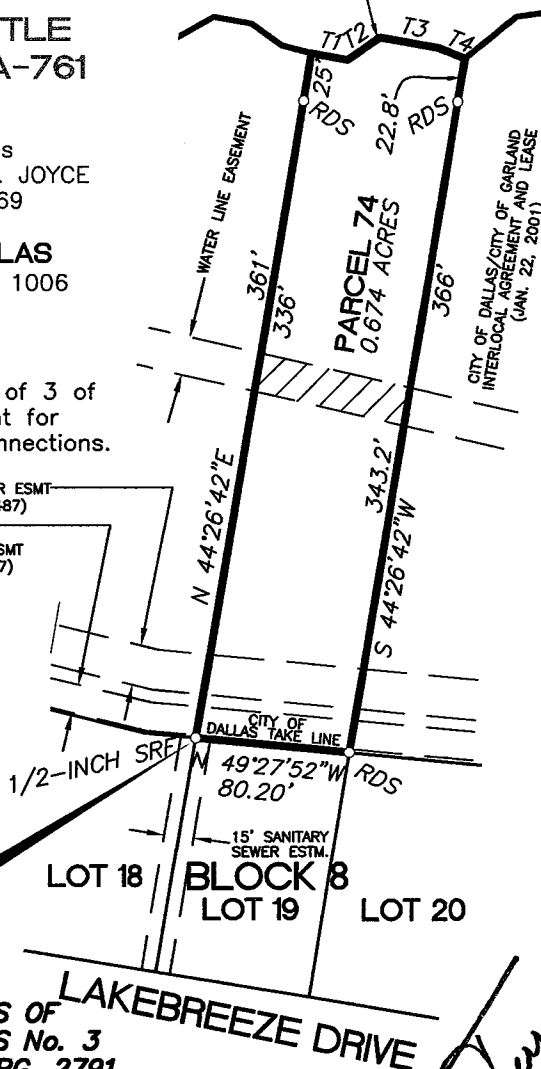
- C. M. = Control Monument
- SRF = Steel Rod Found
- MON = City of Dallas Concrete  
Monument found
- RDS = 5/8-Inch Steel Rod w/"R-DELTA  
ENGINEERS" cap set
- NAVD88 = North American Vertical  
Datum of 1988
- GPS = Global Positioning Satellites
- D.R.D.C.T. = Deed Records of Dallas  
County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas  
Coordinate System of 1983 and were established from City of Garland GPS Monument  
No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS  
Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence  
angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS  
Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.

THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.



Oct. 18, 2007

Sheet 1 of 3

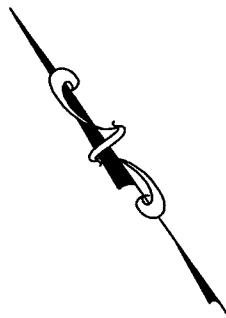
PARCEL 74

OCT 2007

Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 74

LAKE RAY  
HUBBARD



NOT TO SCALE

For detailed graphical  
exhibits drawn at scale,  
see sheet 1 of 3 of this  
document.

T1	1.3'
T2	15.0"
T3	6.5'
T4	21.0'
T5	138.9'
T6	20.0'
T7	1.7'
T8	15.0"
T9	6.2'
T10	21.0'
T11	128.4'
T12	20.0'

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

WATER LINE EASEMENT  
(V. 99001, P. 1633)

PARCEL 74

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.

CITY OF DALLAS LAKE LINE

LOT 18

BLOCK 8

LOT 19

LOT 20

Sheet 2 of 3

PARCEL 74

JUNE 2007

Project No.: 1087-02

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 74

BEING, a 0.674-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 19, Block 8 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,693.57 E. 2,556,200.40);

THENCE North 44°26'42" East departing said northeast line of Lot 19, passing at a distance of 336 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 25 feet for a total distance of 361 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following four calls;

1. South 44°58' East for a distance of 19.5 feet;
2. East for a distance of 20.2 feet;
3. South 45°01' East for a distance of 31.4 feet;
4. South 33°23' East for a distance of 15.0 feet;

THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 22.8 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 343.2 feet for a total distance of 366 feet to a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set at the northeast corner of said Lot 19;

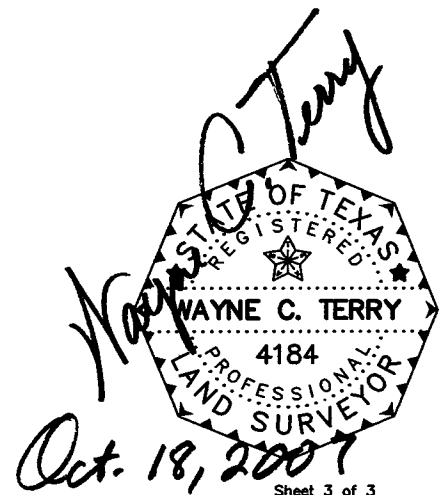
THENCE North 49°27'52" West with a northeast line of said Lot 19 for a distance of 80.20 feet to the POINT OF BEGINNING;

CONTAINING 0.674-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



PARCEL 74

OCT 2007

Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
\*-----

LOT 19

Bearing	Distance
N 44°26'42"E	361.01
S 44°57'41"E	19.53
N 90°00'00"E	20.18
S 45°01'13"E	31.38
S 33°22'39"E	15.03
S 44°26'42"W	366.01
N 49°27'52"W	80.20

Perimeter: 893.33

Approx: Sq. Feet: 29373 Acres: 0.674

Correct Ending Coordinates, North: 7005183.0788 East: 2556379.0349

Ending Coordinates, North: 7005183.0749 East: 2556379.0353

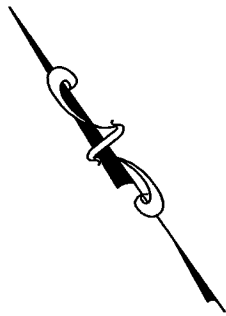
Error, N: -0.00 E: 0.00 Total: 0.00 Brg: N 05°59'33"W

Distance Traversed: 893.33 Closure: 233032



# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 75

0.679-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



100 0 100  
SCALE 1"=100'

T1	S 36°22' E	9.3'
T2	S 85°14' E	24.3'
T3	S 45°01' E	20.0'
T4	S 18°27' E	19.1'
T5	S 40°02' E	16.2'
T6	N 49°27'52" W	26.19'
T7	N 41°09'05" W	55.03'

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

**JOHN LITTLE  
SURVEY A-761**

LAKE RAY  
HUBBARD

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

See sheet 2 of 3 of  
this document for  
easement connections.

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)  
SANITARY SEWER ESMT  
(V. 85083, P. 3487)

**POINT OF  
BEGINNING**

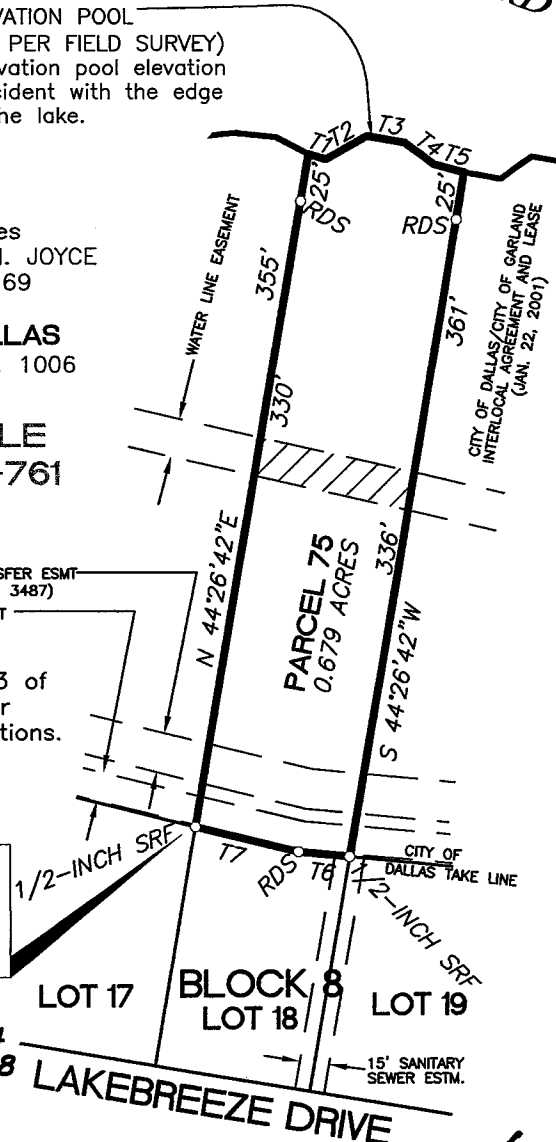
N=7,004,752.02  
E=2,556,144.28

C. M. = Control Monument  
SRF = Steel Rod Found  
MON = City of Dallas Concrete  
Monument found  
RDS = 5/8-Inch Steel Rod w/"R-DELTA  
ENGINEERS" cap set  
NAVD88 = North American Vertical  
Datum of 1988  
GPS = Global Positioning Satellites  
D.R.D.C.T. = Deed Records of Dallas  
County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas  
Coordinate System of 1983 and were established from City of Garland GPS  
Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of  
Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084).  
Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at  
GPS Monument 47 is 0.99985529.

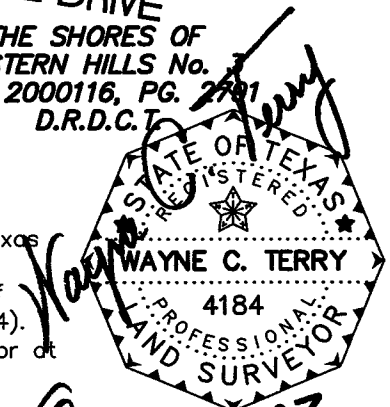
Elevations shown based on NAVD88 determined by GPS from City of Garland Control.



**THE SHORES OF  
EASTERN HILLS No. 4  
VOL. 2002173, PG. 48  
D.R.D.C.T.**

**LAKEBREEZE DRIVE**

**THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.**



**PARCEL 75**

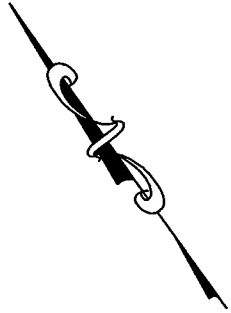
OCT 2007

Project No.: 1087-02

Sheet 1 of 3

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 75

LAKE RAY  
HUBBARD



T1	1.1'
T2	15.0"
T3	6.8'
T4	20.8'
T5	141.6'
T6	20.0'
T7	1.3'
T8	15.0"
T9	6.5'
T10	21.0'
T11	138.9'
T12	20.0'

NOT TO SCALE

For detailed graphical  
exhibits drawn at scale,  
see sheet 1 of 3 of this  
document.

WATER LINE EASEMENT  
(V. 99001, P. 1633)

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.

LOT 17

BLOCK 8

LOT 18

LOT 19

Sheet 2 of 3

PARCEL 75

JUNE 2007

Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 75

BEING, a 0.679-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 18, Block 8 of the Shores of Eastern Hills No. 3 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2000116, at Page 2791 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,752.02 E. 2,556,144.28);

THENCE North 44°26'42" East departing said northeast line of Lot 18, passing at a distance of 330 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 25 feet for a total distance of 355 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following five calls;

1. South 36°22' East for a distance of 9.3 feet;
2. South 85°14' East for a distance of 24.3 feet;
3. South 45°01' East for a distance of 20.0 feet;
4. South 18°27' East for a distance of 19.1 feet;
5. South 40°02' East for a distance of 16.2 feet;

THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 25 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 336 feet for a total distance of 361 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 18;

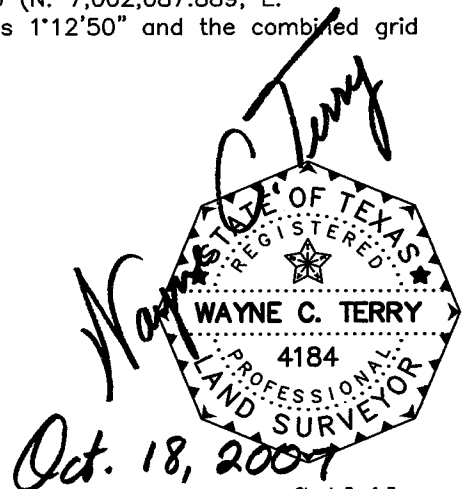
THENCE North 49°27'52" West with a northeast line of said Lot 18 for a distance of 26.19 feet to a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for a corner;

THENCE North 41°09'05" West with a northeast line of said Lot 18 for a distance of 55.03 feet to the POINT OF BEGINNING;

CONTAINING 0.679-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



Sheet 3 of 3

PARCEL 75

OCT 2007

Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
\*-----

LOT 18

Bearing	Distance
N 44°26'42"E	354.99
S 36°21'38"E	9.31
S 85°14'23"E	24.30
S 45°01'14"E	19.97
S 18°26'50"E	19.13
S 40°02'16"E	16.19
S 44°26'42"W	361.01
N 49°27'52"W	26.19
N 41°09'05"W	55.03

Perimeter: 886.13

Approx: Sq. Feet: 29581 Acres: 0.679

Correct Ending Coordinates, North: 7005241.5389 East: 2556322.9152

Ending Coordinates, North: 7005241.5335 East: 2556322.9198

Error, N: -0.01 E: 0.00 Total: 0.01 Brg: N 40°41'59"W

Distance Traversed: 886.13 Closure: 125363

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 76

0.693-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
CITY OF DALLAS  
VOL. 69154, PG. 1006  
D.R.D.C.T.

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.

LAKE RAY  
HUBBARD

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

JOHN LITTLE  
SURVEY A-761

T1 S 29°31' E 26.8'  
T2 S 60°58' E 20.8'  
T3 S 48°50' E 21.4'  
T4 S 27°16' E 18.8'

See sheet 2 of 3 of  
this document for  
easement connections.

100 0 100  
SCALE 1"=100'

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

THE SHORES OF  
EASTERN HILLS No. 4  
VOL. 2002173, PG. 48  
D.R.D.C.T.

POINT OF  
BEGINNING

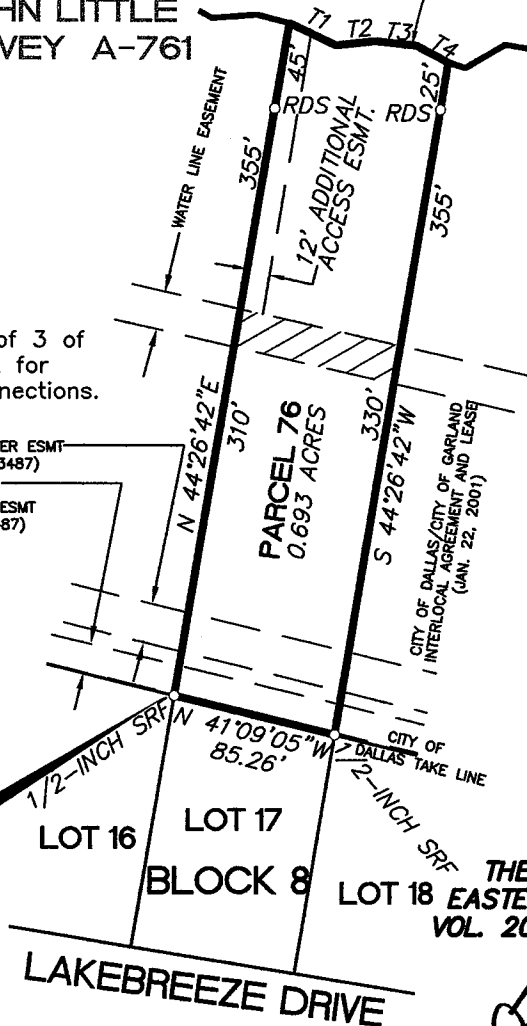
N=7,004,816.21  
E=2,556,088.19

C. M. = Control Monument  
SRF = Steel Rod Found  
MON = City of Dallas Concrete  
Monument found  
RDS = 5/8-Inch Steel Rod w/"R-DELTA  
ENGINEERS" cap set  
NAVD88 = North American Vertical  
Datum of 1988  
GPS = Global Positioning Satellites  
D.R.D.C.T. = Deed Records of Dallas  
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Coordinate System of 1983 and were established from City of Garland GPS  
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Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084).  
Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at  
GPS Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.



THE SHORES OF  
EASTERN HILLS No. 3  
VOL. 2000116, PG. 2791  
D.R.D.C.T.



Oct. 18, 2007

Sheet 1 of 3

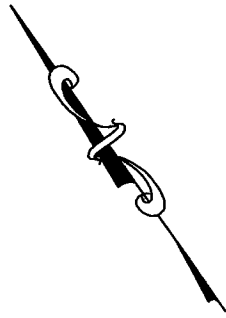
PARCEL 76

OCT 2007

Project No.: 1087-02

# LAKESHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 76

LAKE RAY  
HUBBARD



NOT TO SCALE

T1	0.8'
T2	15.0"
T3	7.3'
T4	20.6'
T5	140.3'
T6	20.0'
T7	1.1'
T8	15.0"
T9	6.8'
T10	20.8'
T11	141.6'
T12	20.0'

For detailed graphical  
exhibits drawn at scale,  
see sheet 1 of 3 of this  
document.

WATER LINE EASEMENT  
(V. 99001, P. 1633)

12' ADDITIONAL  
ACCESS ESMT.

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

PARCEL 76

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)  
SANITARY SEWER ESMT  
(V. 85083, P. 3487)

THE SHORES OF  
EASTERN HILLS No. 4  
VOL. 2002173, PG. 48  
D.R.D.C.T.

LOT 16

BLOCK 8  
LOT 17

THE SHORES OF  
EASTERN HILLS No. 3  
LOT 18 VOL. 2000116, PG. 2791  
D.R.D.C.T.

Sheet 2 of 3

PARCEL 76

JUNE 2007

Project No.: 1087-02

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 76

BEING, a 0.693-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 17, Block 8 of the Shores of Eastern Hills No. 4 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2002173, at Page 48 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,816.21 E. 2,556,088.19);

THENCE North 44°26'42" East departing said northeast line of Lot 17, passing at a distance of 310 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 45 feet for a total distance of 355 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE southeasterly with said Limit of Conservation Pool for the following four calls;

1. South 29°31' East for a distance of 26.8 feet;
2. South 60°58' East for a distance of 20.8 feet;
3. South 48°50' East for a distance of 21.4 feet;
4. South 27°16' East for a distance of 18.8 feet;

THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 25 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 330 feet for a total distance of 355 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 17;

THENCE North 41°09'05" West with a northeast line of said Lot 17 for a distance of 85.26 feet to the POINT OF BEGINNING;

CONTAINING 0.693-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.

*Wayne C. Terry*  
STATE OF TEXAS  
REGISTERED  
WAYNE C. TERRY  
4184  
PROFESSIONAL  
LAND SURVEYOR  
*Oct. 18, 2007*

Sheet 3 of 3

PARCEL 76

OCT 2007

Project No.: 1087-02

\*-----  
\* Prepared by: R-DELTA  
\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56  
\*-----

LOT 18

Bearing	Distance
N 44°26'42"E	354.99 ✓
S 29°30'55"E	26.77 ✓
S 60°57'45"E	20.77 ✓
S 48°50'04"E	21.44 ✓
S 27°15'46"E	18.79 ✓
S 44°26'42"W	354.99 ✓
N 41°09'05"W	85.26 ✓

Perimeter: 883.02

Approx: Sq. Feet: 30175 Acres: 0.693 ✓

Correct Ending Coordinates, North: 7005305.7310 East: 2556266.8154

Ending Coordinates, North: 7005305.7294 East: 2556266.8117

Error, N: -0.00 E: -0.00 Total: 0.00 Brg: N 66°42'17"E

Distance Traversed: 883.02 Closure: 216323



# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 77

0.604-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

T1	S 79°26' E	21.8'
T2	S 26°35' E	18.0'
T3	S 59°03' E	23.5'
T4	S 40°18' E	17.1'

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.

LAKE RAY  
HUBBARD

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

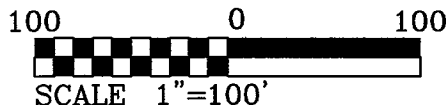
110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

JOHN LITTLE  
SURVEY A-761

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

See sheet 2 of 3 of  
this document for  
easement connections.



**POINT OF  
BEGINNING**

N=7,004,872.85  
E=2,556,038.69

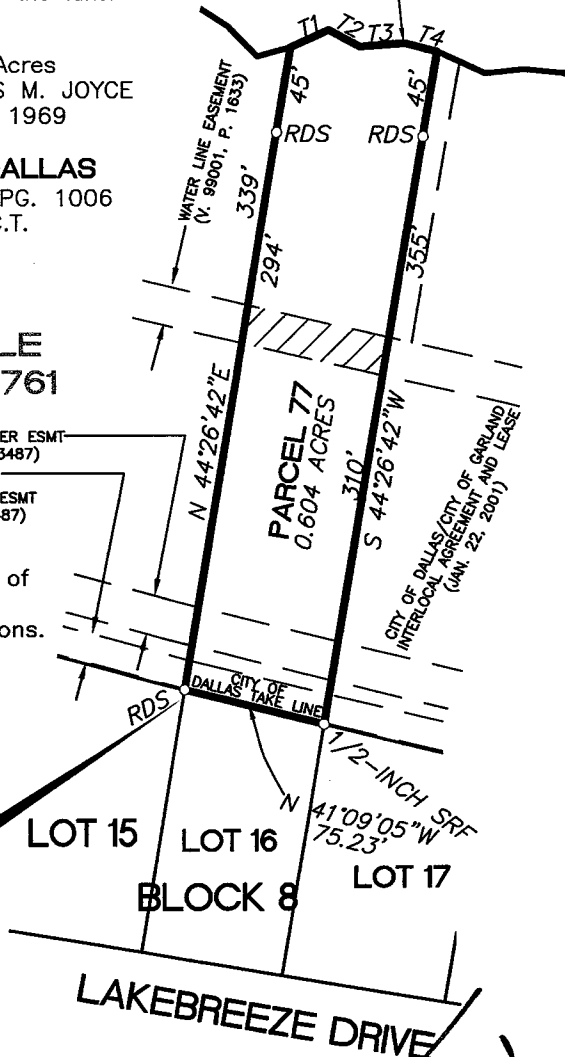
**THE SHORES OF  
EASTERN HILLS No.4  
VOL. 2002173, PG. 48  
D.R.D.C.T.**

C. M. = Control Monument  
SRF = Steel Rod Found  
MON = City of Dallas Concrete  
Monument found  
RDS = 5/8-Inch Steel Rod w/"R-DELTA  
ENGINEERS" cap set  
NAVD88 = North American Vertical  
Datum of 1988  
GPS = Global Positioning Satellites  
D.R.D.C.T. = Deed Records of Dallas  
County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas  
Coordinate System of 1983 and were established from City of Garland GPS Monument  
No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS  
Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence  
angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS  
Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.



*Wayne C. Terry*  
**Oct. 18, 2007**

Sheet 1 of 3

**PARCEL 77**

OCT 2007

Project No.: 1087-02

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 77

BEING, a 0.604-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set at the northwest corner of Lot 16, Block 8 of the Shores of Eastern Hills No. 4 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2002173, at Page 48 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,872.85 E. 2,556,038.69);

THENCE North 44°26'42" East departing said northeast line of Lot 16, passing at a distance of 294 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 45 feet for a total distance of 339 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following four calls;

1. South 79°26' East for a distance of 21.8 feet;
2. South 26°35' East for a distance of 18.0 feet;
3. South 59°03' East for a distance of 23.5 feet;
4. South 40°18' East for a distance of 17.1 feet;

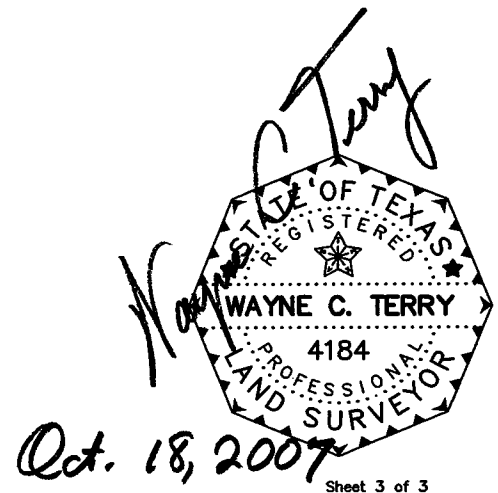
THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 45 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 310 feet for a total distance of 355 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 16;

THENCE North 41°09'05" West with a northeast line of said Lot 16 for a distance of 75.23 feet to the POINT OF BEGINNING;

CONTAINING 0.604-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



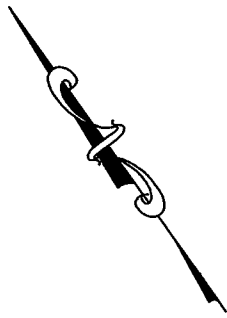
PARCEL 77

OCT 2007

Project No.: 1087-02

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 77

LAKE RAY  
HUBBARD



NOT TO SCALE

For detailed graphical  
exhibits drawn at scale,  
see sheet 1 of 3 of this  
document.

T1	0.5'
T2	15.1'
T3	7.8'
T4	20.4'
T5	139.3'
T6	20.0'
T7	0.8'
T8	15.0"
T9	7.3'
T10	20.6'
T11	140.3'
T12	20.0'

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

**THE SHORES OF  
EASTERN HILLS No.4  
VOL. 2002173, PG. 48  
D.R.D.C.T.**

LOT 15

BLOCK 8  
LOT 16

LOT 17

CITY OF DALLAS TAKE LINE

12' ADDITIONAL  
ACCESS ESMT.

PARCEL 77

Sheet 2 of 3

PARCEL 77

JUNE 2007

Project No.: 1087-02

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\* Prepared by: R-DELTA

\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56

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LOT 16

Bearing	Distance
N 44°26'42"E	339.00
S 79°26'29"E	21.79
S 26°34'53"E	18.04
S 59°03'15"E	23.53
S 40°18'13"E	17.05
S 44°26'42"W	354.99
N 41°09'05"W	75.23

Perimeter: 849.64

Approx: Sq. Feet: 26306 Acres: 0.604

Correct Ending Coordinates, North: 7005362.3710 East: 2556217.3156

Ending Coordinates, North: 7005362.3655 East: 2556217.3230

Error, N: -0.01 E: 0.01 Total: 0.01 Brg: N 53°13'03"W

Distance Traversed: 849.64 Closure: 92033

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 78

0.589-ACRE TRACT OF LAND

BEING SITUATED IN THE

JOHN LITTLE SURVEY, A-761

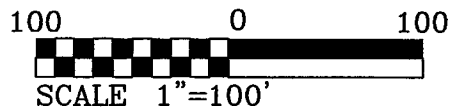
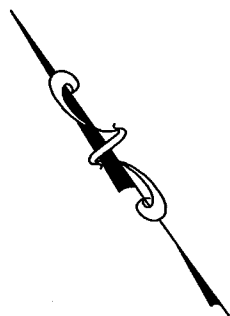
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LIMIT OF CONSERVATION POOL

(ELEVATION 435.5 PER FIELD SURVEY)

NOTE: The conservation pool elevation may not be coincident with the edge of the water in the lake.

LAKE RAY  
HUBBARD



T1 S 21°41' E 44.0'  
T2 S 10°19' E 22.5'  
T3 S 70°12' E 18.0'

JOHN LITTLE  
SURVEY A-761

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969

To:  
CITY OF DALLAS  
VOL. 69154, PG. 1006  
D.R.D.C.T.

See sheet 2 of 3 of  
this document for  
easement connections.

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)  
SANITARY SEWER ESMT  
(V. 85083, P. 3487)

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

**POINT OF  
BEGINNING**

N=7,004,930.59  
E=2,555,990.28

C. M. = Control Monument

SRF = Steel Rod Found

MON = City of Dallas Concrete  
Monument found

RDS = 5/8-Inch Steel Rod w/"R-DELTA  
ENGINEERS" cap set

NAVD88 = North American Vertical  
Datum of 1988

GPS = Global Positioning Satellites

D.R.D.C.T. = Deed Records of Dallas  
County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas  
Coordinate System of 1983 and were established from City of Garland GPS Monument  
No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS  
Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence  
angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS  
Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control

THE SHORES OF  
EASTERN HILLS No. 4  
VOL. 2002173, PG. 48  
D.R.D.C.T.

LOT 14 BLOCK 8 LOT 15 LOT 16  
LAKEBREEZE DRIVE



PARCEL 78

OCT 2007

Project No.: 1087-02

Sheet 1 of 3

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 78

LAKE RAY  
HUBBARD

T1 0.8'  
T2 15.1'  
T3 7.5'  
T4 20.4'  
T5 136.6'  
T6 20.0'  
T7 0.5'  
T8 15.1'  
T9 7.8'  
T10 20.4'  
T11 139.3'  
T12 20.0'

NOT TO SCALE

For detailed graphical  
exhibits drawn at scale,  
see sheet 1 of 3 of this  
document.

WATER LINE EASEMENT  
(V. 99001, P. 1633)

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

THE SHORES OF  
EASTERN HILLS No. 4  
VOL. 2002173, PG. 48  
D.R.D.C.T.

CITY OF DALLAS TAKE LINE

BLOCK 8

LOT 14

LOT 15

LOT 16

Sheet 2 of 3

PARCEL 78

JUNE 2007

Project No.: 1087-02

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 78

BEING, a 0.589-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 15, Block 8 of the Shores of Eastern Hills No. 4 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2002173, at Page 48 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,930.59 E. 2,555,990.28);

THENCE North 44°26'42" East departing said northeast line of Lot 15, passing at a distance of 310 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 45 feet for a total distance of 355 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following three calls;

1. South 21°41' East for a distance of 44.0 feet;
2. South 10°19' East for a distance of 22.5 feet;
3. South 70°12' East for a distance of 18.0 feet;

THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 45 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 294 feet for a total distance of 339 feet to a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set at the northeast corner of said Lot 15;

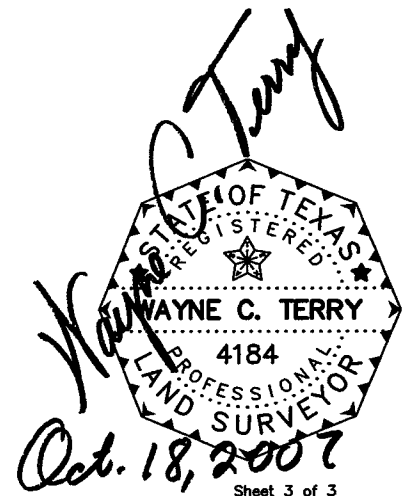
THENCE North 41°09'05" West with a northeast line of said Lot 15 for a distance of 17.46 feet to a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for corner;

THENCE North 39°37'11" West with a northeast line of said Lot 15 for a distance of 57.90 feet to the POINT OF BEGINNING;

CONTAINING 0.589-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



PARCEL 78

OCT 2007

Project No.: 1087-02

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\* Prepared by: R-DELTA

\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56

\*-----  
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LOT 15

Bearing	Distance
N 44°26'42"E	354.99 ✓
S 21°41'12"E	44.01 ✓
S 10°18'43"E	22.54 ✓
S 70°12'17"E	17.98 ✓
S 44°26'42"W	339.00 ✓
N 41°09'05"W	17.46 ✓
N 39°37'11"W	57.90 ✓

Perimeter: 853.90

Approx: Sq. Feet: 25665 Acres: 0.589 ✓

Correct Ending Coordinates, North: 7005420.1192 East: 2556168.9030

Ending Coordinates, North: 7005420.1218 East: 2556168.9032

Error, N: 0.00 E: 0.00 Total: 0.00 Brg: S 04°45'17"W

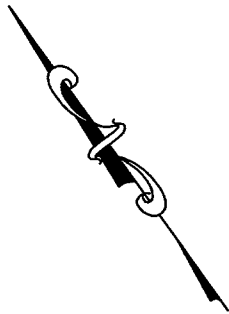
Distance Traversed: 853.90 Closure: 326854



# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 79

0.608-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



100 0 100  
SCALE 1"=100'

T1	S 05°20' E	24.1'
T2	S 33°43' E	21.8'
T3	S 65°34' E	24.4'
T4	S 27°14' E	13.0'

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

**JOHN LITTLE  
SURVEY A-761**

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)  
SANITARY SEWER ESMT  
(V. 85083, P. 3487)

**POINT OF  
BEGINNING**

N=7,004,988.67  
E=2,555,942.20

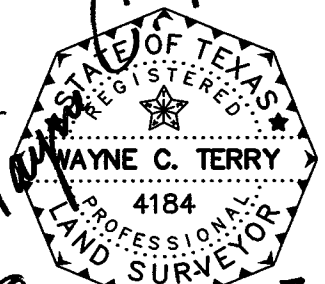
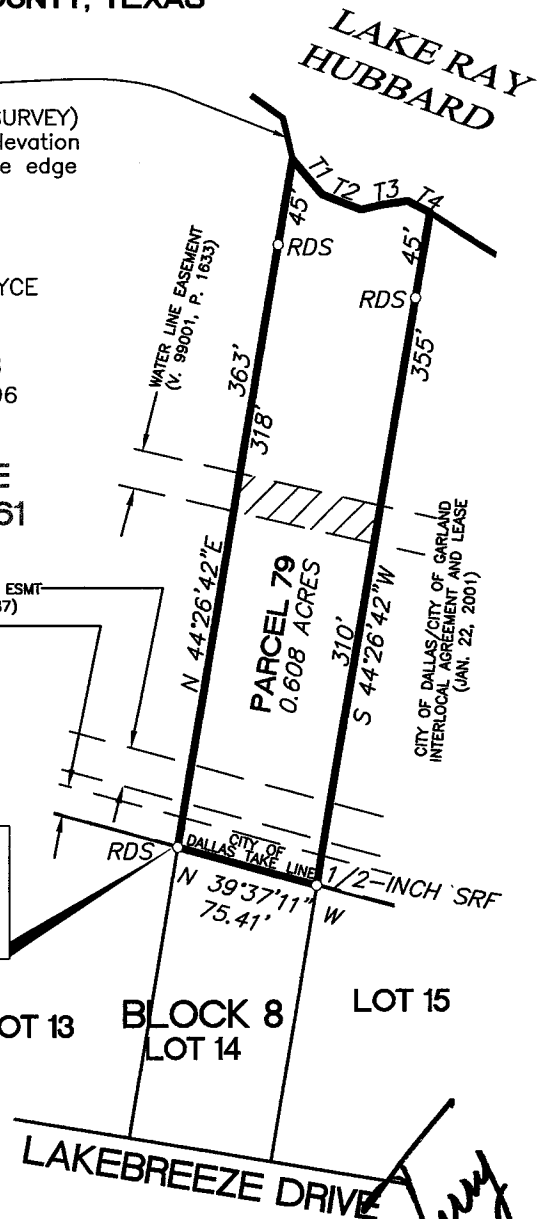
**THE SHORES OF  
EASTERN HILLS No.4**  
VOL. 2002173, PG. 48  
D.R.D.C.T.

C. M. = Control Monument  
SRF = Steel Rod Found  
MON = City of Dallas Concrete  
Monument found  
RDS = 5/8-Inch Steel Rod w/"R-DELTA  
ENGINEERS" cap set  
NAVD88 = North American Vertical  
Datum of 1988  
GPS = Global Positioning Satellites  
D.R.D.C.T. = Deed Records of Dallas  
County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas  
Coordinate System of 1983 and were established from City of Garland GPS  
Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of  
Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084).  
Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at  
GPS Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.



*Wayne C. Terry*  
*Oct. 18, 2007*

Sheet 1 of 3

**PARCEL 79**

OCT 2007

Project No.: 1087-02

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 79

LAKE RAY  
HUBBARD

NOT TO SCALE

T1	0.6'
T2	15.1'
T3	7.7'
T4	20.4'
T5	133.5'
T6	20.0'
T7	0.8'
T8	15.1'
T9	7.5'
T10	20.4'
T11	136.6'
T12	20.0'

For detailed graphical  
exhibits drawn at scale,  
see sheet 1 of 3 of this  
document.

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

WATER LINE EASEMENT  
(V. 99001, P. 1633)

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85083, P. 3487)

THE SHORES OF  
EASTERN HILLS No.4  
VOL. 2002173, PG. 48  
D.R.D.C.T.

LOT 13

BLOCK 8

LOT 14

LOT 15

CITY OF DALLAS TAKE LINE

Sheet 2 of 3

PARCEL 79

JUNE 2007

Project No.: 1087-02

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

## PARCEL 79

BEING, a 0.608-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set at the northwest corner of Lot 14, Block 8 of the Shores of Eastern Hills No. 4 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2002173, at Page 48 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,004,988.67 E. 2,555,942.20);

THENCE North 44°26'42" East departing said northeast line of Lot 14, passing at a distance of 318 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 45 feet for a total distance of 363 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE easterly with said Limit of Conservation Pool for the following four calls;

1. South 05°20' East for a distance of 24.1 feet;
2. South 33°43' East for a distance of 21.8 feet;
3. South 65°34' East for a distance of 24.4 feet;
4. South 27°14' East for a distance of 13.0 feet;

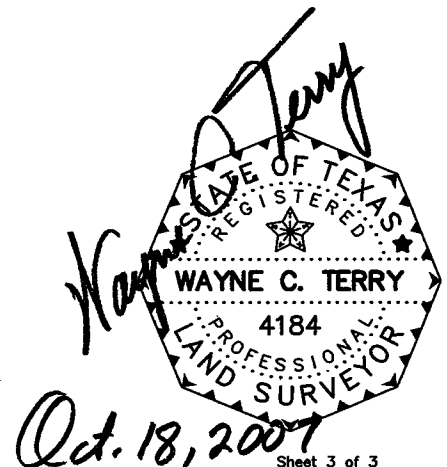
THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 45 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 310 feet for a total distance of 355 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 14;

THENCE North 39°37'11" West with a northeast line of said Lot 14 for a distance of 75.41 feet to the POINT OF BEGINNING;

CONTAINING 0.608-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



Sheet 3 of 3

PARCEL 79

OCT 2007

Project No.: 1087-02

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\* Prepared by: R-DELTA

\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56

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LOT 14

Bearing	Distance
N 44°26'42"E	363.00 ✓
S 05°20'18"E	24.14
S 33°42'32"E	21.82 ✓
S 65°34'17"E	24.38 ✓
S 27°13'36"E	12.97 ✓
S 44°26'42"W	354.99 ✓
N 39°37'11"W	75.41

Perimeter: 876.71

Approx: Sq. Feet: 26464 Acres: 0.608 ✓

Correct Ending Coordinates, North: 7005478.2023 East: 2556120.8189

Ending Coordinates, North: 7005478.1916 East: 2556120.8258

Error, N: -0.01 E: 0.01 Total: 0.01 Brg: N 32°36'41"W

Distance Traversed: 876.71 Closure: 69245

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 80

0.715-ACRE TRACT OF LAND  
BEING SITUATED IN THE  
JOHN LITTLE SURVEY, A-761  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LIMIT OF CONSERVATION POOL  
(ELEVATION 435.5 PER FIELD SURVEY)  
NOTE: The conservation pool elevation  
may not be coincident with the edge  
of the water in the lake.

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS COINCIDENT  
WITH THE EXISTING WATER LINE EASEMENT TO  
THE CITY OF GARLAND RECORDED IN VOLUME  
99001, AT PAGE 1633 OF THE DEED RECORDS  
OF DALLAS COUNTY, TEXAS.

110.79 Acres  
From: CHARLES M. JOYCE  
Aug. 08, 1969  
To:  
**CITY OF DALLAS**  
VOL. 69154, PG. 1006  
D.R.D.C.T.

See sheet 2 of 3 of  
this document for  
easement connections.

**JOHN LITTLE  
SURVEY A-761**

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)  
SANITARY SEWER ESMT  
(V. 85083, P. 3487)

100 0 100  
SCALE 1"=100'

**POINT OF  
BEGINNING**

N=7,005,050.43  
E=2,555,891.07

**THE SHORES OF  
EASTERN HILLS No. 4**  
VOL. 2002173, PG. 48  
D.R.D.C.T.

C. M. = Control Monument  
SRF = Steel Rod Found  
MON = City of Dallas Concrete  
Monument found  
RDS = 5/8-Inch Steel Rod w/"R-DELTA  
ENGINEERS" cap set  
NAVD88 = North American Vertical  
Datum of 1988  
GPS = Global Positioning Satellites  
D.R.D.C.T. = Deed Records of Dallas  
County, Texas

A field note description of even date accompanies this exhibit.

Coordinates and bearings shown are based on the North Central Zone of the Texas  
Coordinate System of 1983 and were established from City of Garland GPS Monument  
No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS  
Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence  
angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS  
Monument 47 is 0.99985529.

Elevations shown based on NAVD88 determined by GPS from City of Garland Control.

**LAKE RAY  
HUBBARD**

**PARCEL 80  
ACCESS ESMT.  
0.715 ACRES**

CITY OF DALLAS/CITY OF GARLAND  
INTERLOCAL AGREEMENT AND LEASE  
(JAN. 22, 2001)

T1	S 12°06' E	27.7'
T2	S 41°12' E	21.4'
T3	S 19°40' E	30.0'
T4	S 22°12' W	22.0'

1/2-INCH SRF

LOT 12 LOT 13  
BLOCK 8 LOT 14

**LAKEBREEZE DRIVE**



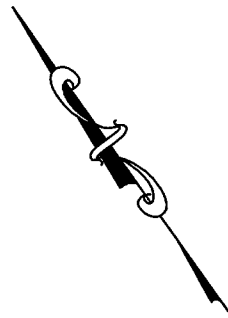
**PARCEL 80**

OCT 2007

Project No.: 1087-02

Sheet 1 of 3

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT PARCEL 80



NOT TO SCALE

For detailed graphical  
exhibits drawn at scale,  
see sheet 1 of 3 of this  
document.

LAKE RAY  
HUBBARD

12' ADDITIONAL  
ACCESS ESMT.

WATER LINE EASEMENT  
(V. 99001, P. 1633)

THE HATCHED AREA SHOWN ON THIS EXHIBIT  
REPRESENTS AN ACCESS EASEMENT IN FAVOR  
OF THE CITY OF GARLAND WHICH IS  
COINCIDENT WITH THE EXISTING WATER LINE  
EASEMENT TO THE CITY OF GARLAND RECORDED  
IN VOLUME 99001, AT PAGE 1633 OF THE  
DEED RECORDS OF DALLAS COUNTY, TEXAS.

PARCEL 80

T1	0.4'
T2	15.1'
T3	7.8'
T4	20.4'
T5	130.2'
T6	20.0'
T7	0.6'
T8	15.1'
T9	7.7'
T10	20.4'
T11	133.5'
T12	20.0'

SLUDGE TRANSFER ESMT  
(V. 92167, P. 3487)

SANITARY SEWER ESMT  
(V. 85063, P. 3487)

THE SHORES OF  
EASTERN HILLS No.4  
VOL. 2002173, PG. 48  
D.R.D.C.T.

LOT 12

BLOCK 8  
LOT 13

LOT 14

CITY OF DALLAS TAKE LINE

Sheet 2 of 3

PARCEL 80

JUNE 2007

Project No.: 1087-02

# LAKE SHORE RESIDENTIAL SUBLEASE PARCEL EXHIBIT

PARCEL 80

BEING, a 0.715-acre tract of land situated in the John Little Survey, Abstract No. 761, City of Dallas, Dallas County, Texas and being a portion of a 110.79-acre tract from Charles M. Joyce to the City of Dallas dated August 8, 1969 and recorded in Volume 69154, at Page 1006 of the Deed Records of Dallas County, Texas and being a portion of the tract described in Interlocal Agreement and Lease between the City of Dallas, Texas (Resolution No. 00-1467) and the City of Garland, Texas (Resolution No. 8219) and executed January 22, 2001, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of Lot 13, Block 8 of the Shores of Eastern Hills No. 4 an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 2002173, at Page 48 of the Deed Records of Dallas County, Texas and being in the southwest line of said City of Dallas Tract (N. 7,005,050.43 E. 2,555,891.07);

THENCE North 44°26'42" East departing said northeast line of Lot 13, passing at a distance of 337 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line, and continue on the same course an additional distance of 68 feet for a total distance of 405 feet to a point in the Limit of Conservation Pool having an elevation of 435.5 feet (NAVD88);

THENCE southeasterly with said Limit of Conservation Pool for the following four calls;

1. South 12°06' East for a distance of 27.7 feet;
2. South 41°12' East for a distance of 21.4 feet;
3. South 19°40' East for a distance of 30.0 feet;
4. South 22°12' West for a distance of 22.0 feet;

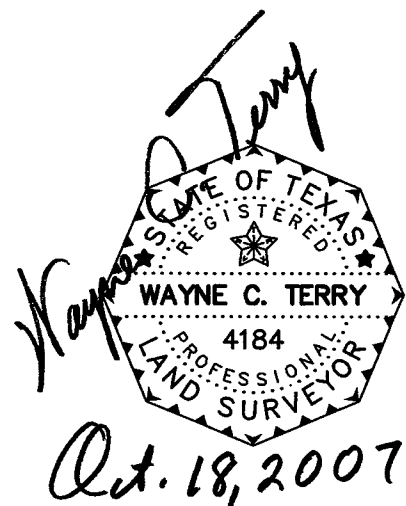
THENCE South 44°26'42" West departing said Limit of Conservation Pool, passing at a distance of 45 feet a 5/8-inch steel rod with a plastic cap inscribed "R-DELTA ENGINEERS" set for line and continue on the same course an additional distance of 318 feet for a total distance of 363 feet to a 1/2-inch steel rod found at the northeast corner of said Lot 13;

THENCE North 39°37'11" West with a northeast line of said Lot 13 for a distance of 80.19 feet to the POINT OF BEGINNING;

CONTAINING 0.715-acres of land, more or less.

A graphical exhibit of even date accompanies this description.

Coordinates and bearings shown are based on the North Central Zone of the Texas Coordinate System of 1983 and were established from City of Garland GPS Monument No. 47 (N. 6,999,210.252, E. 2,561,974.254, EL. 493.540) and City of Garland GPS Monument No. 50 (N. 7,002,087.889, E. 2,569,428.950, EL. 470.084). Convergence angle at GPS Monument 47 is 1°12'50" and the combined grid factor at GPS Monument 47 is 0.99985529.



Sheet 3 of 3

PARCEL 80

OCT 2007

Project No.: 1087-02

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\* Prepared by: R-DELTA

\* Routine: Area Summary Coord File: 1087GRID.cgc 10/12/07 10:43:56

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LOT 13

Bearing	Distance
N 44°26'42"E	405.00 ✓
S 12°06'19"E	27.67 ✓
S 41°12'22"E	21.44 ✓
S 19°40'01"E	29.98 ✓
S 22°12'23"W	21.96 ✓
S 44°26'42"W	363.00 ✓
N 39°37'11"W	80.19 ✓

Perimeter: 949.24

Approx: Sq. Feet: 31146 Acres: 0.715 ✓

Correct Ending Coordinates, North: 7005539.9650 East: 2556069.6886

Ending Coordinates, North: 7005539.9647 East: 2556069.6850

Error, N: -0.00 E: -0.00 Total: 0.00 Brg: N 84°01'19"E

Distance Traversed: 949.24 Closure: 257991

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